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URBAN/MUNICIPAL

Submission by City of Hamilton,
Board of Control Respecting the
Mountain Section Hamilton Mountain
& Red Hill Creek Transportation
Corridor.

Submission

by the

City of Hamilton, Board of Control

respecting
The Mountain Section

of the

HAMILTON MOUNTAIN and RED HILL CREEK
TRANSPORTATION CORRIDOR

to

The Minister of Transportation and Communications

January 1972

ACQUIRING PUBLIC PROPERTIES

The City of Hamilton has been trying to acquire and develop the property on the Mountain Section. In 1968 a committee of officials was appointed to deal with this question and to make recommendations as to how the property should be acquired. As a matter of policy, the Mountain Section Committee agreed that it would only recommend

BACKGROUND

Since the completion of the Hamilton Area Transportation Plan in 1963, the City of Hamilton has incorporated into its planning, a recommendation that a freeway pass through the Upper City, as close as practical to the southern limit of development.

The function of this freeway would be to serve a major east-west travel desire, which is developing as urban development extends southward on the Escarpment. The route will link the Upper City urbanization with the outlying areas to the east and west while at the same time accommodating the through movement of vehicles between Hwy. 403 and the Q.E.W. in the Niagara area. (See attached map.)

The freeway route as recommended in the Transportation Plan has been incorporated into Official Plan Amendment No. 228, and was approved by the Minister of Municipal Affairs on September 19, 1969. The alignment of the freeway, known as "Highway 53 Freeway" or the "Mountain Freeway", has been surveyed and established 300 feet south of Limeridge Road. It has also since been designated on all Neighbourhood Plans which have been developed in the areas through which the Freeway passes.

The width of the 6 mile segment of the route on the escarpment is 200 feet, except at interchanges where it widens for access ramps. Within the City limits it will require a total of 248 acres of land. These lands are mostly zoned "Agricultural", with 10 acres of Residential and 3 acres of Commercially zoned land. Within the right-of-way there are 65 houses containing 67 dwelling units. (See attached "Analysis of Mountain Freeway Lands").

ACQUIRING FREEWAY PROPERTIES

The City of Hamilton has been trying to acquire and control development on the Freeway lands. In 1968 a committee of officials was appointed to deal with this question and to make recommendations as to when properties should be acquired. As a matter of policy, the Mountain Freeway Committee agreed that it would only recommend

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ADDITIONAL RESEARCH PROPOSALS

The City of ... has been ...
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acquisition where there was an apparent obligation on the part of the City, or where it was necessary to prevent new development which would make future acquisition costly. To date, only a handful of properties have been acquired on the basis of this policy.

The pressures of development are intensifying and the progress of services has now reached the stage where lands designated by the Freeway Alignment could be developed. In fact, property owners of some 30 acres of land are presently requesting that the City either purchase these lands or allow a rezoning to permit development. The City will deny the rezonings but it is uncertain whether the Ontario Municipal Board will uphold the restrictions on the basis that the City can not indicate that it intends to acquire the land within a reasonable period of time. The City is faced with a substantial capital investment which it cannot afford without sacrifice, and one that will increase as more Freeway lands become serviceable.

An analysis of the Freeway lands is attached. The lands of the Ontario Housing Corporation are shown separate since they may be acquired by the City at book value and at a time convenient to the City. The immediate problem affects the remaining 161 acres of privately owned land for which municipal services are available now or will be available in the near future. Of this total acreage, 46 acres has municipal services available and a further 32 acres could have been serviced, but for the Freeway Alignment. The remaining 83 acres could have services available during the period 1972-1979. The current cost to acquire the Freeway lands is estimated to be \$4.3 million which includes the Ontario Housing Corporation properties.

INCREASING NEED

Apart from the problems in acquiring the Freeway lands, the need for the facility itself is increasing. Population figures show that urban settlement within the city limits on the escarpment, is taking place at about the rate anticipated in the Transportation Plan. However, a number of new developments are taking place which were not foreseen at the time of the Study. These will certainly cause a significant increase in traffic movements over a shorter time period to the extent that consideration will have to be given to advance the staging of the Freeway construction.

The following is a list of the names of the persons who have been named in the above mentioned documents, and who are now living in the United States of America. The names are given in the order in which they appear in the documents, and are not necessarily in the order of their birth or death. The names are given in the order in which they appear in the documents, and are not necessarily in the order of their birth or death.

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PROPOSAL OF THE BOARD OF CONTROL

The Board of Control of the City of Hamilton, believes that the situation it is facing is not one which should be dealt with entirely at the Municipal level, as it affects the transportation needs of the whole "region". As this area does not have Regional Government at this time, the Board submits the following proposals to the Minister of Transport and Communications for his consideration:

1. The Province to assume total responsibility for the cost of acquiring the lands and constructing the Mountain Freeway as a connection from Highway 403 easterly to the Queen Elizabeth Way.
2. That the Province, through whatever means it has, provide funds to the City of Hamilton to acquire from those property owners, the Freeway lands which are or soon will be serviced lands.
3. That the Minister of Transportation and Communications review with the Minister of Municipal Affairs, the legislation it has in its power which can be used to protect the Mountain Freeway right-of-way in a manner similar to other Provincial highway alignments in Ontario.

REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of the [Company Name] has the honor to acknowledge the receipt of the [Report Title] from the [Committee Name] and to express its appreciation for the thorough and comprehensive manner in which the [Committee Name] has discharged its duties. The Board is particularly impressed by the [Specific Detail] and the [Specific Detail] of the [Report Title]. The Board is confident that the [Committee Name] has provided a valuable service to the [Company Name] and that the [Report Title] will be of great assistance in the [Specific Detail] of the [Company Name].

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HAMILTON AND REGION HIGHWAY NETWORK

- LEGEND:
- PROPOSED FREEWAY
 - EXISTING FREEWAY
 - EXISTING KING'S HIGHWAY



RED HILL CREEK
FREEWAY

SALTFLAT
COMMUNITY
DEVELOPMENT

MOUNTAIN
INDUSTRIAL
AREA

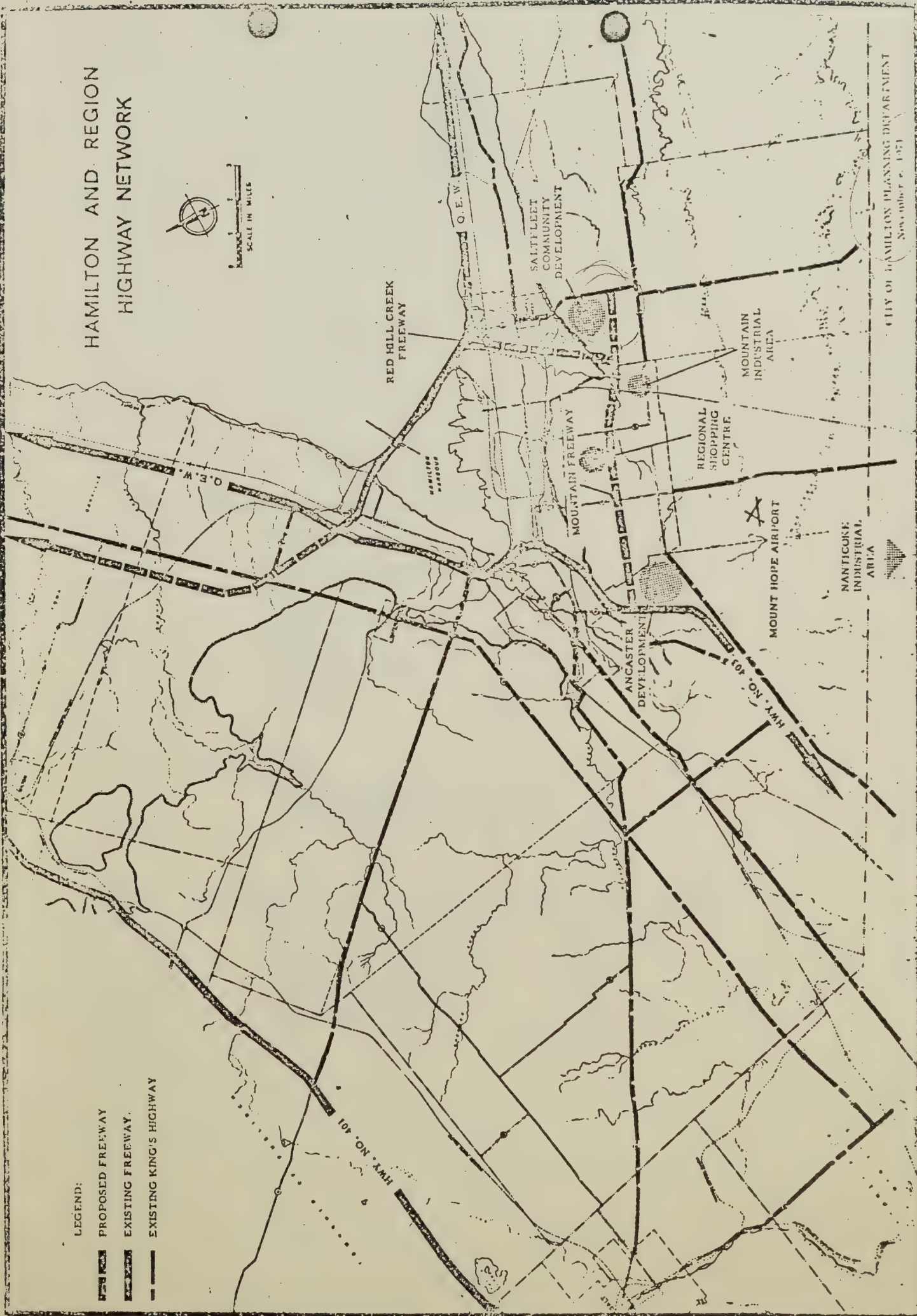
REGIONAL
SHOPPING
CENTRE

MOUNT HOPE AIRPORT

NANTICOKE
INDUSTRIAL
AREA

ANCASTER
DEVELOPMENT

CITY OF HAMILTON PLANNING DEPARTMENT
November 2, 1971





FILE NO.

THE HAMILTON PLANNING BOARD
CITY HALL
HAMILTON, ONTARIO

ANALYSIS OF MOUNTAIN FREEWAY LANDS

Total Area - 248 acres
Total No. of Properties - 167

City owned	20 acres
O.H.C. owned	67 "
Privately owned	161 "

Privately Owned Land: 161 acres, including 65 houses

Services available	46 acres
Services available but for Freeway	32 "
Services available 1972-1976	67 "
Services available after 1976	<u>16</u> "
	<u>161</u> acres

Present Zoning:

"AA" (Agricultural)	148 acres
"F" & "C" (Residential)	10 "
"HH" (Commercial)	<u>3</u> "
	<u>161</u> acres

Location of lands for which requests for acquisition or for approval
by the City of Zoning to permit development, have been received.

East of Upper Kenilworth Ave.	10.00 acres
West of Upper Kenilworth Ave.	9.60 "
East of Upper Gage Ave.	1.90 "
East of Upper James St.	3.70 "
West of Upper James St.	3.30 "
West of West Fifth Street	<u>1.50</u> "
	30.00 acres

MOUNTAIN FREEWAY LANDS

o Denotes all of property
x Denotes part of property

LOCATION		AREA (in square feet)	ACRE	SERVICES AVAILABLE	LAND USE	ZONING	O.H.C. LAND	NOTES
<u>Horning Mountain Rd. W.S.</u>								
No. 450	o	17,500	0.40	1973	Single Family	"B"	-	
No. 446	x	12,500	0.29	1973	Single Family	"B"	-	
No. 442	x	13,500	0.31	1973	Single Family	"B"	-	
No. 436	x	12,600	0.29	1973	Vacant	"B"	-	
No. 430	x	9,000	0.20	1973	Vacant	"B"	-	
No. 424	x	5,000	0.11	1973	Vacant	"B"	-	
<u>Golf Club Road N.S.</u>								
House	o	18,500	0.42	1973	Single Family	"B"	-	Acquired
Lot	o	19,000	0.44	1973	Vacant	"B"	-	Acquired
<u>Golf Club Road S.S.</u>								
No. 15	x	71,000	1.63	1973	Single Family	"AA"	-	
Part of Lot 55, Conc. 3	x	310,000	7.10	1973	Vacant	"AA"	-	
Part of Lot 53, Conc. 3	x	128,000	2.94	1972	Vacant	"AA"	-	
Part of Lot 21, Conc. 7	x	142,000	3.24	1972	Vacant	"AA"	-	
<u>Upper Paradise Rd. W.S.</u>								
No. 660	x	46,200	1.05	1973	Single Family	"AA"	-	
No. 668	o	85,800	1.95	1973	Single Family	"AA"	-	
<u>Upper Paradise Rd. E.S.</u>								
No. 661	x	248,000	5.70	1973	Single Family	"AA"	-	
No. 672	x	12,000	0.25	1973	Single Family	"AA"	-	
Part of Lot 19, Conc. 7	x	513,500	11.80	Available	Vacant	"AA"	O.H.C.	
<u>Garth Street W.S.</u>								
No. 1140	x	2,500	0.06	Available but not in- stalled be- cause of Freeway	Vacant	"DE-3"	-	
No. 1146	x	8,500	0.19		Single Family	"AA"	-	
No. 1152	x	3,000	0.07		Single Family	"AA"	-	
No. 1156	o	22,000	0.50		Single Family	"AA"	-	
No. 1164	o	22,000	0.50		Single Family	"AA"	-	
No. 1170	o	22,000	0.50		Single Family	"AA"	-	
No. 1176	o	22,000	0.50		Single Family	"AA"	-	
No. 1184	o	46,500	1.06		Single Family	"AA"	-	
No. 1194	o	22,000	0.50		Single Family	"AA"	-	
<u>Limeridge Road West</u>								
North east corner of Limeridge and Garth	x	67,500	1.55	1971	Vacant	"C" "DE"	O.H.C.	
South east corner of Limeridge and Garth	x	623,500	14.3	1971	Vacant	"AA"	O.H.C.	
Lot	x	33,200	0.76	1971	Vacant	"AA"	-	
Lot	x	13,400	0.31	1971	Vacant	"AA"	O.H.C.	
No. 287	x	31,400	0.72	1971	Vacant	"AA"	-	
No. 273	x	31,400	0.72		Vacant	"AA"	-	
Lot	x	14,000	0.32		Vacant	"AA"	O.H.C.	
Rear Land 500' x 15'	x	650			Vacant	"AA"	O.H.C.	
No. 211	x	123,000	2.82		Vacant	"AA"	-	
Land	x	45,000	1.03		Vacant	"AA"	-	
No. 175	x	45,000	1.03		Vacant	"AA"	-	
<u>MacLander Street W.S.</u>								
Lot 3				Services but not installed because of Free- way				
Lot 4		31,000	0.71		Vacant	"AA"	-	
Lot 5 & Part 6								
<u>West 5th Street W.S.</u>								
No. 772	o	16,500	0.38		Single Family	"C"	-	
Lot	o	14,300	0.33		Vacant	"C"	-	
No. 788	x	102,200	2.34		Single Family	"AA", "C"	-	Acquired

LOCATION		AREA (in square feet)	ACRE	SERVICES AVAILABLE	LAND USE	ZONING	O.H.C. LAND	NOTES
<u>West 5th Street E.S.</u>								
No. 771	o	65,000	1.50	Services but not installed because of Free- way	Single Family	"AA", "C"	-	Acquired
Lot					Vacant	"AA", "C"	-	
Lot (18)	o	59,000	1.35		Vacant	"AA", "C"	-	
Lot	o	38,500	0.88		Vacant	"AA", "C"	-	
No. 795	x	27,500	0.63		Vacant	"AA"	-	
No. 803	x	16,100	0.37		Vacant	"AA"	-	
Rear Lot	x	4,300	0.10		Vacant	"AA"	-	
Rear Lot	x	1,500			Vacant	"AA"	-	
<u>Limeridge Road West S.S.</u>								
No. 35	x	450			Vacant	"AA"	-	Acquired
No. 31	x	2,700	0.06		Vacant	"AA"	-	
Lot	x	14,300	0.32		Vacant	"AA", "C"	-	
No. 9	x	24,000	0.56		Single Family	"C"	-	
<u>Upper James Street W.S.</u>								
No. 1078	x	20		Serviced	Vacant	"HH"	-	Acquired
No. 1086	o	9,300	0.21	Serviced	Single Family	"C"	-	
No. 1090	o	6,000	0.13	Serviced	Single Family	"C"	-	
No. 1094	o	5,500	0.12	Serviced	Single Family	"C"	-	
No. 1098	o	5,500	0.12	Serviced	Single Family	"C"	-	
No. 1102	o	5,500	0.12	Serviced	Single Family	"C"	-	
No. 1106	x	29,000	0.67	Serviced	Single Family	"AA", "C"	-	
No. 1110	o	29,000	0.67	Serviced	Single Family	"AA", "C"	-	
No. 1114	o	29,000	0.67	Serviced	Single Family	"AA", "C"	-	
No. 1118	o	29,000	0.67	Serviced	Single Family	"AA", "C"	-	
No. 1124	o	35,000	0.80	Serviced	Single Family	"AA", "C"	-	
No. 1128	o	35,000	0.80	Serviced	Single Family	"AA", "C"	-	
No. 1134	o	16,500	0.38	Serviced	Single Family	"AA", "C"	-	
No. 1138	o	16,500	0.38	Serviced	Single Family	"AA", "C"	-	
No. 1142	o	18,500	0.42	Serviced	Single Family	"AA", "C"	-	
No. 1150	x	142,000	3.26	Serviced	Single Family	"AA", "C"	-	
No. 1160	x	28,000	0.64	Serviced	Single Family	"AA", "C"	-	
<u>Upper James Street E.S.</u>								
No. 1079	o	12,000	0.27	Serviced	Industrial	"HH"	-	Acquired
South east corner Upper James and Limeridge Road	o	45,000	1.03	Serviced	Vacant	"HH"	-	
No. 1107	o	71,000	1.63	Serviced	Two Family, Com.	"HH"	-	
No. 1121	x	167,000	3.82	Serviced	Two Family	"AA", "C"	-	
No. 1137	o	12,500	0.29	Serviced	Single Family	"AA", "C"	-	
No. 1143	x	9,000	0.20	Serviced	Single Family	"AA", "C"	-	
No. 1147	x	9,000	0.20	Serviced	Single Family	"C"	-	
No. 1151	x	2,500	0.05	Serviced	Single Family	"C"	-	
No. 1155	x	20		Serviced	Vacant	"C"	-	
<u>Limeridge Road East W.S.</u>								
No. 9	o	6,800	0.15	Serviced	Commercial	"C"	-	Acquired
No. 15	o	13,000	0.30	Serviced	Single Family	"C"	-	
No. 19	o	6,800	0.15	Serviced	Single Family	"C"	-	
No. 23	o	6,800	0.15	Serviced	Single Family	"C"	-	
No. 31	o	13,000	0.30	Serviced	Single Family, Com.	"C"	-	
Lot	x	8,500	0.19	Serviced	Vacant	"D"	-	
<u>Limeridge Road East S.S.</u>								
Land	x	65,000	3.80	Serviced	Vacant	"AA", "C"	-	Acquired
No. 42	o	5,000	0.11	Serviced	Single Family	"C"	-	
No. 46	o	6,700	0.15	Serviced	Commercial	"C"	-	
No. 50	o	27,000	0.62	Serviced	Single Family	"C"	-	
No. 56	o	27,000	0.62	Serviced	Single Family	"C"	-	
No. 62	x	5,000	0.11	Serviced	Vacant	"C"	-	
No. 68	x	2,000	0.04	Serviced	Vacant	"C"	-	
No. 94	x	6,700	0.15	Serviced	Vacant	"AA"	-	
Rear Land	x	31,500	0.72	Serviced	Vacant	"AA"	-	
No. 102	x	3,200	0.07	Serviced	Vacant	"AA", "C"	-	
No. 110	x	22,000	0.50	Serviced	Vacant	"AA", "C"	-	
No. 118	x	22,000	0.50	Serviced	Vacant	"AA", "C"	-	
No. 126	x	14,000	0.32	Serviced	Vacant	"AA", "C"	-	
No. 130	x	30,000	0.69	Serviced	Vacant	"AA", "C"	-	
No. 144	x	20,000	0.46	1979	Vacant	"AA", "C"	-	
No. 184	x	175,000	4.00	1979	Vacant	"AA"	-	

LOCATION		AREA (in square feet)	ACRE	SERVICES AVAILABLE	LAND USE	ZONING	O.H.C. LAND	NOTES
<u>Limeridge Road East S.S.</u>								
Part of Lot 12, Conc. 7	x	267,000	6.10	1977	Vacant	"AA"	-	
No. 350	x	11,000	0.25	1977	Vacant	"AA"	-	
No. 370	x	157,000	3.62	1977	Vacant	"AA"	-	
No. 384	x	6,700	0.15	1976	Vacant	"AA"	-	
No. 418	x	50,000	1.15	1976	Vacant	"AA"	-	
<u>Limeridge Road East N.S.</u>								
No. 435	x	1,200	0.02	1976	Vacant	"AA"	-	
North east corner of Limeridge Rd. & Wentworth	x	62,000	1.42	1976	Vacant	"AA"	O.H.C.	
<u>Upper Wentworth Street W.S.</u>								
No. 1112	x	180,000	4.10	1976	Single Family	"AA"	-	Acquired
No. 1118	o	38,000	0.87	1976	Single Family	"AA"	-	
Lot	o	41,500	0.95	1976	Vacant	"AA"	-	
House	o	42,000	1.10	1976	Single Family	"AA"	-	
No. 1134	o	48,000	1.10	1976	Single Family	"AA"	-	
Lot	o	13,000	0.30	1976	Vacant	"AA"	-	
No. 1158	x	25,000	0.57	1976	Vacant	"AA"	-	
Rear Land	x	128,000	2.94	1976	Vacant	"AA"	-	
<u>Upper Wentworth Street E.S.</u>								
South east corner of Limeridge Rd. & Wentworth	o	22,500	0.51	1976	Vacant	"AA"	-	
No. 1093	o	242,000	5.60	1976	Single Family	"AA"	-	
No. 1109	x	56,000	2.20	1976	Single Family	"AA"	-	
No. 1117	x	20,000	0.46	1976	Single Family	"AA"	-	
No. 1123	x	16,000	0.36	1976	Single Family	"AA"	-	
No. 1129	x	33,500	0.77	1976	Single Family	"AA"	-	
Land (Part of Lot 10, Conc. 7)	x	8,500	0.19	1975	Vacant	"AA"	-	
<u>Limeridge Road East S.S.</u>								
Lot	o	15,000	0.34	1976	Vacant	"AA"	-	
No. 508	o	24,000	0.55	1976	Single Family	"AA"	-	
Land (Part of Lot 10, Conc. 7)	x	143,000	3.30	1976	Vacant	"AA"	O.H.C.	
H.E.P.C. Right of Way	x	20,000	0.46	1976	Power Line	"AA"	-	
Land (Part of Lot 9, Conc. 7)	x	265,000	6.10	1975	Vacant	"AA"	O.H.C.	
<u>Upper Sherman Avenue E.S.</u>								
No. 1139	x	25,500	0.58	1975	Single Family	"AA"	-	
No. 1147	o	43,000	1.00	1975	Single Family	"AA"	-	
No. 1151	x	45,500	1.05	1975	Single Family	"AA"	-	
<u>Limeridge Road East S.S.</u>								
Land (Part of Lot 8, Conc. 7)	x	60,000	1.37	1974	Vacant	"AA"	-	
No. 742	x	40,000	0.92	1974	Vacant	"AA"	-	
No. 760	x	30,000	0.69	1974	Vacant	"AA"	-	
No. 768	x	15,000	0.34	1974	Vacant	"AA"	-	
Lot	x	15,000	0.34	1974	Vacant	"AA"	-	
Land (Part of Lot 7, Conc. 7)	x	478,000	10.92	1974	Vacant	"AA"	O.H.C.	
Upper Gay Avenue E.S.	x	2,400	0.05	1974	Vacant	"AA"	-	
<u>Upper Gay Avenue W.S.</u>								
No. 1192	x	125,000	2.88	1974	Single Family	"AA"	-	
Land (Part of Lot 7, Conc. 7)	x	26,000	0.60	1974	Vacant	"AA"	-	
<u>Limeridge Road East N.S.</u>								
Lot	x	10,400	0.24	1972	Vacant	"AA"	-	Acquired
Land (Part of Lot 6, Conc. 6)	x	52,000	1.20	1972	Vacant	"AA"	O.H.C.	

LOCATION		AREA (in square feet)	ACRE	SERVICES AVAILABLE	LAND USE	ZONING	O.H.C. LAND	NOTES
<u>Limeridge Road East S.S.</u>								
Lot	o	33,000	0.76	1972	Vacant	"AA"	-	
Lot	o	49,000	1.12	1972	Vacant	"AA"	-	
Lot	o	56,000	1.28	1972	Vacant	"AA"	-	
Land (Part of	x							
Lot 6, Conc. 7)	x	415,000	9.50	1973	Vacant	"AA"	O.H.C.	
Land (Part of	x							
Lot 5, Conc. 7)	x	270,000	6.20	1973	Vacant	"AA"	O.H.C.	
<u>OTTAWA STREET CROSSES</u>								
Land (Part of	x							
Lot 4, Conc. 7)	x	270,000	6.20	1971	Vacant	"AA"	-	City Land
Land (Part of	x							
Lot 3, Conc. 7)	x	86,000	1.98	1971	Vacant	"AA"	-	
Land (Part of	x							
Lot 3, Conc. 7)	x	417,000	9.60	1971	Vacant	"AA"	-	
Rear Land (Part of	x							
Lot 3, Conc. 7)	x	180,000	4.12	1971	Vacant	"AA"	-	
Rear Land (Part of	x							
Lot 3, Conc. 7)	x	125,000	2.88	1971	Vacant	"AA"	-	City Land
Land (Part of	x							
Lot 2, Conc. 7)	x	450,000	10.03	1971	Vacant	"AA"	-	
Rear Land (Part of	x							
Lot 2, Conc. 7)	x	115,000	2.64	1971	Vacant	"AA"	-	
C.N.R. Right of Way	x	45,000	1.03	----	Railway Track	"AA"	-	
Land (Part of	x							
Lot 2, Conc. 7)	x	140,000	3.21	1972	Vacant	"AA"	-	
Land (Part of	x							
Lots 1 & 2, Conc. 7)	x	150,000	3.44	1973	Vacant	"AA"	-	
<u>Arbour Road E.S.</u>								
House	x	6,500	0.15	1973	Single Family	"AA"	-	
House	o	39,000	0.90	1973	Single Family	"AA"	-	
Rear House	x	10,000	0.23	1973	Single Family	"AA"	-	
Land	x	31,000	0.71	1973	Vacant	"AA"	-	
Rear Land	x	110,000	2.50	1977	Vacant	"AA"	-	
<u>Pritchard Road W.S.</u>								
House	x	11,000	0.25	1977	Vacant	"AA"	-	
House	o	11,000	0.25	1977	Single Family	"AA"	-	
House	x	22,000	0.50	1977	Single Family	"AA"	-	
<u>Pritchard Road E.S.</u>								
Land	x	70,000	1.60	1977	Vacant	"AA"	-	
<u>Limeridge Road East S.S.</u>								
Land	x	30,000	0.69	1977	Vacant	"AA"	-	
H.E.P.C.	x							
Right of Way	x	25,000	0.57	----	Vacant	"AA"	-	
Land	x	13,000	0.30	1977	Vacant	"AA"	-	

SUMMARY

Total Number of Properties 167

Total Number of Acres 248.00

O.H.C. Property 13
 Acquired Property 10
 City Owned 2
25

O.H.C. Property 67.00
 Acquired Property 20.00
 City Owned
87.00 Acres

Number of Single Family Houses 63
 Number of Two Family Houses 2
 Number of Acres Zoned Commercial 3.00 Acres

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